

LAKE FOREST COMMUNITY ASSOCIATION

ANNUAL NEWSLETTER – Winter 2019

lakeforestcommunity.org

Yearly Recap from Your LFCA President – Sam Packer

I would like to extend a warm greeting to our new Lake Forest Community Association (LFCA) homeowners and those who have remained LFCA homeowners over the years. Needless to say, 2018 brought us a very wet year! We have done a lot of tree cutting and worrying about flooding in our neighborhood and the washing out of trails. We completed another portion of our path network above Maritime Lane and worked drainage to support it. The LFCA Board works hard to support our community within the framework of our bylaws. Your Board Members and I welcome everyone's input toward making our community a wonderful place to live.

Fairfax County Update -Rachel Gould

The Board continues to work with Fairfax County government officials to advocate for the interests of our community.

- Based on a resident's initiative, the Board coordinated with our neighbors, Fairfax County Parking Authority, and Supervisor Herrity's office to request commercial parking in the Huntsman Square cul-de-sac behind our community be limited. The Fairfax County Board of Supervisors agreed to review and vote on the parking restriction in the Spring.
- VDOT is reviewing long-term options to add HOV or HOT lanes to the Fairfax County and Franconia Springfield Parkways. As of right now, no long terms plans are final or funded. The Board advertised on Nextdoor a VDOT survey [for these](#) long term plans. The Board is working with Supervisor Herrity's Office and Fairfax County Department of Transportation to understand the plans and process as well as voice our concerns. The Board also is coordinating with neighboring communities to share information and coordinate advocacy efforts. While the Board will continue to provide updates via Nextdoor as we receive them, we encourage you to monitor the news, Fairfax County government sites, and social media for information.

- Details of the long-term study are available here: <https://www.fairfaxcounty.gov/transportation/study/fairfax-county-parkway>
- If you are not a member of Nextdoor, we encourage you to join. Also, a Facebook Group of concerned residents has formed: Fairfax County and Franconia Springfield Parkways Public Discussion.
- Supervisor Herrity's email: springfield@fairfaxcounty.gov
- Thomas Burke, Lead for the Parkway Project, email: Thomas.Burke@FairfaxCounty.gov

Financial Report \$\$\$\$\$ - Wes Cox

LFCA continues to be in a strong financial condition with healthy reserves. Trees and trails were the major expenditures in 2018. Those two items alone totaled more than the annual dues income, but the trails maintenance was funded from the reserves. Cutting of dead trees was exceptionally large in 2018 totaling more than had been expended for that item in 2016 and 2017 combined. The reserves, which allow us to maintain a steady dues rate, are funded by setting aside about 38% of the dues each year. Paving and repairs were made to the trails using \$26,246.00 from those reserves in 2018. Approximately 80% of the remaining (recurring) expenses are used to maintain the common areas with activities that include tree cutting and lawn maintenance. The Board completed a reserve study in 2018 that concluded some changes were needed in the milky spore and the trails maintenance reserve funds. The Board made the recommended changes which should ensure ample reserves for years to come.



In My Back Yard – Dave Wilson

Behind my home is a piece of common ground which makes our backyard seem more private.

In that little piece of our commons, we have seen deer, fox, opossum, raccoons, rats, mice, shrews, rabbits, squirrels, chipmunks, once a coyote, a variety of snakes including the venomous copperhead, and a great variety of birds. There are a number of great trees, oaks, poplars, beech, mountain laurel, rare Indian pipestem, blueberry bushes, all in our back yard.

The 22 acres of common grounds owned by all of us is essentially an extension of our backyards. It is truly a treasure jointly owned. The LFCA spends a large part of its annual budget maintaining the trails and entry ways and tending to trees that have fallen or are threatening to fall.

Here are some things we can do to make our backyards healthy and beautiful:

- ✓ Clear leaves and woodland debris from a portion of the trail near you.
- ✓ Pick up refuse dropped along the paths.
- ✓ Clear the entry side of culverts if you can safely do so.
- ✓ Take a pair of snippers with you on your walk and stop to cut the ivy vines climbing a tree. The vines will eventually kill the tree.
- ✓ Pick up your pets feces; it can draw rats.
- ✓ When refuse is dumped on the common grounds or soil or rocks removed, or trees damaged or destroyed it violates our common property.



Save the Dates

Annual Dues Due	April 1, 2019
Yard Sale	May 18, 2019
Annual Meeting	June 13, 2019
Community Picnic	Sep 15, 2019 (Rain Date Sep 22, 2019)

Community Day 2018 – Stephanie Bock

After a brief delay courtesy of Hurricane Florence, our community day went off as planned on October 21st. The chilly temps couldn't deter all the wonderful neighbors who came out to enjoy the good company and delicious food. A big thank you goes out to everyone who helped with the planning, set up and take down of the picnic. And of course, a special thank you goes out to the neighbors who brought yummy homemade goodies to share that day! The 2019 picnic promises to be an even bigger success and we hope to see even more neighbors there.



LFCA Architectural Review Committee (ARC) – Al Brooks - ARC approval is required for any change to the exterior of your property. See the LFCA webpage for the “Application for Exterior Change”.

Note: The LFCA will conduct a compliance review of exterior properties in 2019 with the focus on fences and sheds.

Curb number painting – LFCA will cover the periodic painting of curb home numbers so there is no need for homeowners to arrange for this painting themselves. Notify the LFCA Board if your curb numbers need to be re-done.

Sidewalk reminder – Please be sure your sidewalks are totally accessible for walkers by trimming branches and bushes.

LFCA Website – Our official website for all homeowner inquiries and documents is <http://www.lakeforestcommunity.org/>. HOA documents are available under the Homeowners tab in the Documents Section. Recently added to the Documents Section is the LFCA Complaint Policy and Form.

Should you need to contact the Board, click the link labeled “Contact.”